

Pending Board approval at November 20,2025 meeting

Edgewater Estates HOA Board Meeting

October 9, 2025

Present: S. DeForge, M. Miller, T. Carrino, T. Page, J. Trombley, D. Wardell, L. Bechard

Guests: L. Scott-Williams, Unit #11

- I. Theresa Page called the meeting to order at 6:00 p.m.
- II. Minutes August 14, 2025  
The minutes of September 10, 2025 were reviewed with Thelma. Since there were no questions or discussion, Diana Wardell moved to accept the minutes as written; Sue DeForge seconded the motion. The motion was unanimously approved.
- III. Treasurer/Bookkeeper Report:  
Linda Bechard reviewed the budget details as of September 30, 2025. She noted that expenditures were primarily for basic monthly costs. Theresa noted that the snow removal line item needs to be reworked since the contractor, Creative Hardscape/Jared Doser will now handle both snow removal and lawn/grounds maintenance. A corrected amount will be presented at the November meeting. JoAnn Trombley moved to accept the budget report as written; Sue DeForge seconded the motion; the motion was unanimously approved.
- IV. Committee Reports
  - A. Insurance verification updates  
-Thelma reported that there are six homeowners who have not submitted their annual insurance verification; two are significantly overdue. They have been notified in writing and in-person on several occasions. Thelma will continue to contact them again.
  - B. Fireplace maintenance updates  
-There are no new updates due until the new year for reporting use begins on November 1<sup>st</sup>.
- V. Old Business
  - A. Theresa reported the pool liner has been installed and the pool is now closed for the 2025 season.
  - B. The bench at the front circle has been installed.
- VI. New Business
  - A. Theresa reported the new owner of unit #20 (former owner of unit 18) has closed and moved in, while the new owner for unit #18 closed on October 11<sup>th</sup>. There is a new tenant due to move into unit #38. Unit #40 is to remain a

rental with new tenants due to move into it in the near future. Unit #9 is for sale.

- B. Thelma will be developing a new community directory and will distribute it to the Board for their use only. It will not be published anywhere. If any Edgewater community member approaches a Board member for owner/resident contact information, the Board should check the directory to see if that information can be shared. Listings in red should not be shared. Please contact the owner/resident to let them know of the request. This information will be shared in the soon-to-be distributed Fall/Winter 2025 Reminders for homeowners and residents.
- C. New, smaller parking tags will be purchased and distributed to all residents. Theresa discussed the possible amendment to the By-laws to include an additional clause to the parking regulation indicating a \$100.00 fine for the deliberate misuse, or duplication of the parking tag. This will be discussed at a future Board meeting.
- D. Thelma reviewed the draft Fall/Winter reminders memo issued each year and asked for any new items to be included. After minimal tweaking, the memo will be distributed to all homeowners and residents during the week of October 13<sup>th</sup>.

VI. Other

No items were presented.

VII. Next Meeting: Thursday, November 20, 2025 at 6:00 p.m. with no meetings to be held in December or January unless needed.

VIII. The meeting adjourned at 6:31 p.m.

Respectfully Submitted  
Thelma Carrino, Secretary